
County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 1, 2010
TO: Loudoun County Planning Commission
FROM: Sophia S. Fisher, AICP, Planner
Julie Pastor, AICP, Department Director

SUBJECT: September 8, 2010 PC Worksession—SPEX 2009-0018, Goose Creek Village North Clubhouse

Background

On September 17, 2009, the Planning Commission held a public hearing on this application; no members of the public spoke on this application. The Planning Commission raised questions regarding the size, location, function, and appearance of the proposed community clubhouse facility. After the discussion that included a failed motion to deny the application concluded, the application was forwarded to worksession for further discussion (8-0-1, Brodrick absent). The commission directed staff to focus on the following issues in preparation for the worksession discussion:

- Building architecture and design
- Building occupancy and use
- Parking

Discussion

Architecture and Design

The 1,140 SF clubhouse will appear to be a one-story building from Hay Road (it is the second story, but because of site topography the first story is not visible from the road). At the time of the public hearing, the building architecture had not been developed. There was a question from a commissioner regarding whether the proposed facility was in compliance with the design guidelines for the Goose Creek North rezoning; however, no design guidelines were developed or proffered with the rezoning. The design is compatible with the residential component of the project now under construction. Since the public hearing, the building architecture has been developed and is shown in the rendering below; this issue is resolved.



Occupancy, Use, and Parking

The clubhouse is intended to be used for routine HOA meetings, as well as private functions for community residents. The facility may also have one or two pieces of exercise equipment, and an HOA office. The facility is not intended to be able to host the annual HOA meetings, which draw a far larger crowd than the monthly ones. These meetings are typically held in facilities such as school auditoriums and public libraries. The proposed facility is similar to the clubhouse/community centers constructed in the Manassas Park Station and the Wakeland Park (Stephens City) communities. The applicant has found that residents of townhouse/multifamily communities prefer not to have the higher HOA fees that would be necessary to support a larger facility.

Based on the size of the facility, the maximum occupancy is 65 people. This is an increase from the number originally presented to the Planning Commission because Zoning determined that the applicant can base occupancy on the maximum allowed per the Fire Marshall since there is adequate off-street parking already provided for the pool use (see email attached to applicant's memo); this issue has been resolved.

Outstanding Issues

There are remaining no outstanding issues. The SPEX plat has been updated since the Public Hearing to reflect the revised parking standard; the Conditions of Approval have been revised accordingly. Because so much time has passed

PLANNING COMMISSION WORKSESSION
SPEX 2009-0018, Goose Creek Village North Clubhouse
September 8, 2010

between the public hearing and the worksession, staff has provided an abbreviated version of the public hearing staff report for further background on the application.

Recommendation

Staff recommends approval of the application subject to the Condition of Approval dated September 1, 2010 and with the attached Findings for approval.

Attachments

1. Findings and Conditions of approval dated September 1, 2010
2. Abbreviated Public Hearing Staff report dated September 17, 2009
3. Applicant memo dated August 27, 2010
4. Clubhouse rendering (undated)
5. SPEX plat revised through August 25, 2010

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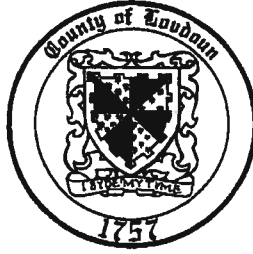
FINDINGS

1. The proposed community center is an appropriate use on the subject property as it provides a civic amenity to the residential portion of the Goose Creek Village North Development, consistent with the policies of the Revised General Plan.
2. Provision of the community center on the subject site fulfills Proffer 8 of the Goose Creek Village North rezoning (ZMAP 2003-0008).
3. As conditioned, the application conforms to the Revised 1993 Zoning Ordinance.

CONDITION OF APPROVAL (September 1, 2010)

1. Substantial Conformance. This special exception is for a 1,140 square foot community center in the R-16 Zoning District (Section 3-604(C)). The proposed use shall be developed in substantial conformance with the Special Exception Plat entitled "Goose Creek Village Clubhouse," prepared by J2 Engineers, Inc., dated April 2009 and revised through August 25, 2010 (the "Plat"). The Approval of this application for Tax Map # /78//90/////J/ (PIN # 153-28-1483) (the "Property") shall not relieve the applicant or the owners of the property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

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DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: September 17, 2009
SPEX 2009-0018, Goose Creek Village North Clubhouse
DECISION DEADLINE: extended to December 31, 2009
ELECTION DISTRICT: Dulles PROJECT PLANNER: Sophia Fisher

EXECUTIVE SUMMARY

Centex Homes of Chantilly, Virginia, has submitted an application for a special exception to permit a 1,140 square foot community center in the R-16 (Residential-16) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-604(C). The property is approximately 1.5 acres in size and is located northwestward of the intersection of Belmont Ridge Road (Route 659) and Sycolin Road (Route 643), at the terminus of Hay Road (Route 642), in the Dulles Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Revised Countywide Transportation Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Countywide Retail Plan which designate this area for business uses with a planned Floor Area Ratio (FAR) of 0.4.

RECOMMENDATION

Staff recommends approval subject to the Conditions of Approval dated September 3, 2009 and with the Findings contained in the September 17, 2009 staff report.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2009-0018, Goose Creek Village North Clubhouse, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated September 3, 2009 and with the Findings contained in the September 17, 2009 staff report.

OR,

2. I move that the Planning Commission forward SPEX 2009-0018, Goose Creek Village North Clubhouse to a Worksession for further discussion.

OR,

3. I move that the Planning Commission forward SPEX 2009-0018, Goose Creek Village North Clubhouse, to the Board of Supervisors with a recommendation of denial based on the following findings:

- 1.
- 2.
- 3.

VICINITY MAP



Directions:

From Leesburg, take Route 7 east. Turn right (south) on Belmont Ridge Road (Route 659). Site will be on the right, between the intersection of Belmont Ridge Road and Hay Road and the intersection of Belmont Ridge Road and Sycolin Road (approximately 3 miles south of Route 7).

II. SUMMARY OF DISCUSSION

Topic/Issue Area	Issues Examined and Status
Community Planning	<ul style="list-style-type: none"> Whether the proposed use is appropriate on the subject property. Status: Resolved—no issues. The proposed use provides a civic amenity to the residential portion of the Goose Creek Village North Development.
Zoning	<ul style="list-style-type: none"> Update plat to reflect new Tax Map and Parcel ID numbers/area. Status: Resolved—requested changes reflected on plat Revise SPEX plat to include full application number. Status: Resolved—requested change reflected on plat.
Environmental	<ul style="list-style-type: none"> Consider LEED or other environmentally sensitive features in the building design and construction. Status: Not an issue
VDOT	<ul style="list-style-type: none"> No issues.
Transportation	<ul style="list-style-type: none"> The road network was designed to accommodate the anticipated trips from this application; no road improvement contributions are requested. Status: Not an issue. Adequate parking should be provided on the site. Status: Not an issue—the parking meets Zoning requirements. Ensure that emergency vehicles can access the pool area. Status: Resolved—the pool is outside the area of the special exception. However, the site has been designed to allow for emergency vehicle access.
Health	<ul style="list-style-type: none"> No Issues.
General Services	<ul style="list-style-type: none">
Loudoun Water	<ul style="list-style-type: none"> No issues.
Fire and Rescue	<ul style="list-style-type: none"> No issues. The site is subject to the proffered Fire-Rescue contribution of ZMAP 2003-0008, Goose Creek Village North.

Policy or Ordinance Sections Subject to Application
<u>Revised General Plan</u>
Chapter 1 / Relationship to Other County Planning Documents
Chapter 6 / Land Use Pattern and Design Policy 8
Chapter 6 / General Business Land Use Policies
Chapter 6 / Residential Neighborhood Policies 2 & 4
Toll Road Plan (TRP)
Countywide Transportation Plan (CTP)
Loudoun County Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan)
<u>Revised 1993 Zoning Ordinance</u>
Section 3-604: Special Exception uses in R-16

III. FINDINGS

- The proposed community center is an appropriate use on the subject property as it provides a civic amenity to the residential portion of the Goose Creek Village North Development, consistent with the policies of the Revised General Plan.

2. Provision of the community center on the subject site fulfills Proffer 8 of the Goose Creek Village North rezoning (ZMAP 2003-0008).
3. As conditioned, the application conforms to the Revised 1993 Zoning Ordinance.

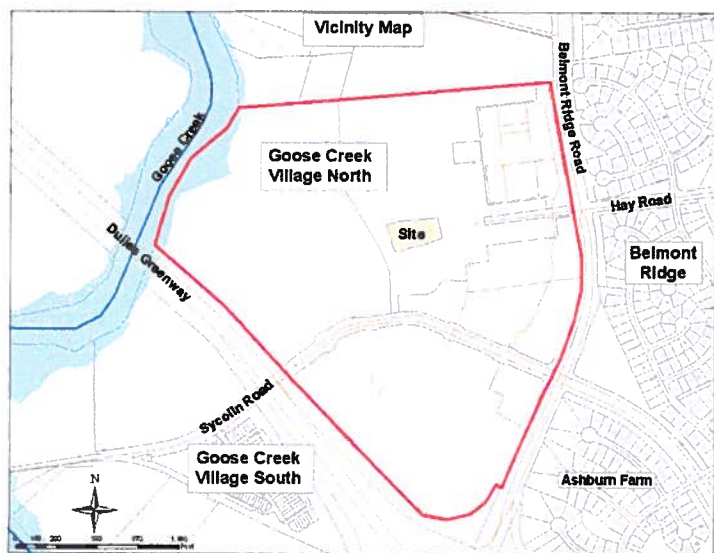
IV. CONDITION OF APPROVAL (September 3, 2009)

1. Substantial Conformance. This special exception is for a 1,140 square foot community center in the R-16 Zoning District (Section 3-604(C)). The proposed use shall be developed in substantial conformance with the Special Exception Plat entitled "Goose Creek Village Clubhouse," prepared by J2 Engineers, Inc., dated April 2009 and revised through August 17, 2009 (the "Plat"). The Approval of this application for Tax Map # /78/90/////J/ (PIN # 153-28-1483) (the "Property") shall not relieve the applicant or the owners of the property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

V. PROJECT REVIEW

A. Context

Centex Homes is requesting a special exception (SPEX) to permit a community center on a 1.5-acre tract of land within the Goose Creek Village North development (ZMAP 2003-0008). Goose Creek Village North was approved July 2005 for a mixed use business development with residential, office, and retail uses. The subject property is located within the portion of the Goose Creek Village North rezoning approved for residential uses, specifically in an area designated for civic/open space/recreation uses, west of Belmont Ridge Road (Route 659) and north of Sycolin Road and the Dulles Greenway (Route 267). Proffer 8 specifies that there shall be a "community clubhouse" use adjacent to the community pool in the R-16 component of the rezoning. Residential development is located east of the subject property (Ashburn Farm and Belmont Ridge) and the Goose Creek Reservoir is located to the west (See Vicinity Map). The property is zoned R-16 (Residential) and is governed by the provisions of the Revised 1993 Zoning Ordinance.



The 1,140 SF community center will be located on the second floor of the bathhouse building that is adjacent to the community outdoor pool, and is not expected to have any adverse impacts on the surrounding community. The community center will have a central location in the residential component of the Goose Creek Village North development, and will provide

space for activities such as Homeowner's Association (HOA) meetings, private events for residents, resident club meetings, and possibly one or two pieces of fitness equipment. Because the clubhouse is limited to community residents and their occasional guests, it is not expected to generate vehicular trips above those that were anticipated with the original rezoning. Residents may be able to use the clubhouse for private functions which would otherwise have been held in a private home, thereby generating no additional impact to the road network. There is also sufficient parking on-site to serve both the by-right and the special exception uses, as verified during site plan review. Finally, the HOA owns and will operate the facility and will have the authority to set hours of operation as well as regulations for resident and non-resident use of the community center.

The community center and poolhouse will be served by an extensive network of sidewalks that will provide pedestrian access to the surrounding residential community (see layout p. 8). The bathhouse, pool, and tot lot have all received site plan approval (STPL 2007-0052), but have not yet been constructed. During site plan review, elements such as parking, landscaping, stormwater management, and emergency access were reviewed. Also during site plan review, Zoning Administration identified the need to receive Special Exception approval for the proposed clubhouse component of the civic space; which provided the basis for this application.

B. Summary of Outstanding Issues

- There are no outstanding issues.

C. Overall Analysis

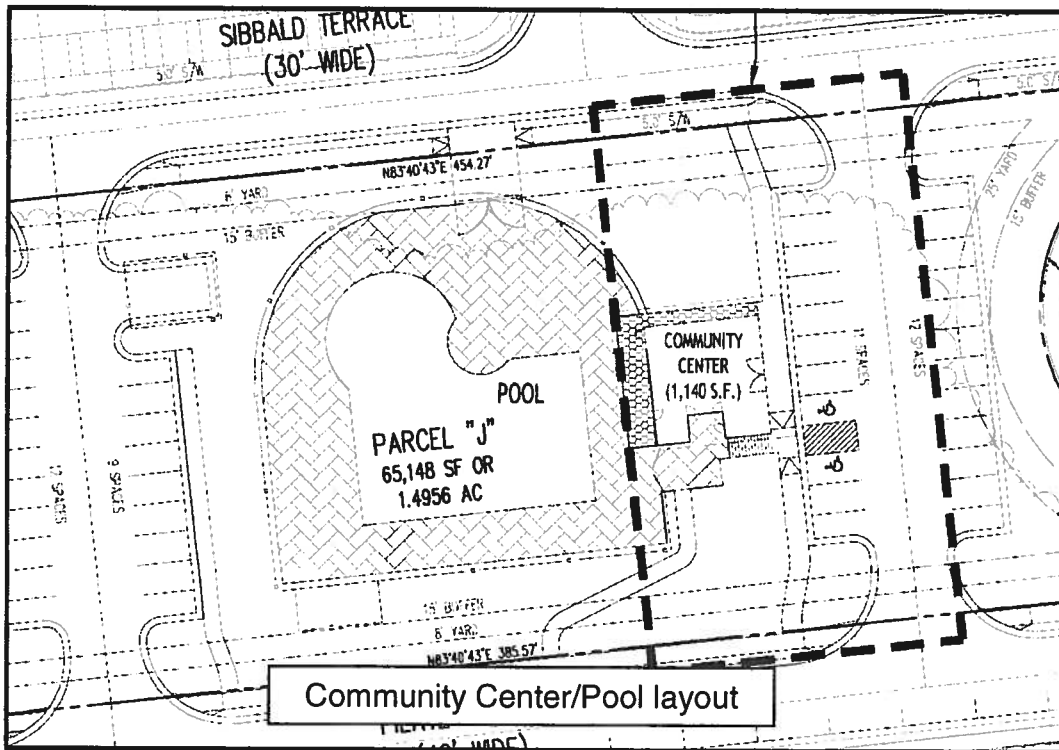
COMPREHENSIVE PLAN

The property is located in the Ashburn Community of the Suburban Policy Area and is specifically governed by the Revised General Plan, Revised Countywide Transportation Plan (CTP), and the Toll Road Plan (TRP). The Revised General Plan identifies the subject site as suitable for Business uses (Revised General Plan, Chapter 7, Planned Land Use Map). The policies of the Loudoun County Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply.

The Revised General Plan calls for Business areas to develop as either Regional Office or Light Industrial communities. Business Communities are intended to develop with a mix of uses where individuals can live, work, and play. The subject property is located within the Goose Creek Village North mixed-use development. The proposed community center is located within the area approved for residential development, specifically in the area designated for civic/open space/recreation uses. The use will be located in the bathhouse building associated with the outdoor pool and recreation area which currently has site plan approval as a by-right use.

Public and civic spaces play an important role in residential neighborhoods by providing a place for residents to meet and hold events and contributing to the community's identity and

aesthetics. Plan policies call for a minimum of 10% of the gross acreage of the property in residential neighborhoods to provide public and civic space. Such uses should be prominent landmarks within the neighborhood to help foster a community identity. Civic uses, as defined in the Revised General Plan, are "public or quasi-public institutional uses... and typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses."



ZONING

The proposed community center use is listed as a Special Exception use under Section 3-604(C) of the Revised 1993 Zoning Ordinance. There are no performance standards required for the proposed use. The first floor of the building that the community center will be located in will also serve as a bathhouse for the community pool, and is one of the civic elements proffered with ZMAP 2003-0008, Goose Creek Village North. During the initial review of the application, a new parcel was created and recorded for the subject site; application materials were subsequently updated to reflect the new Tax Map and Parcel Identification numbers. Other than a few minor plat corrections, there were no Zoning comments on this application.

As determined during site plan approval (STPL 2007-0052), the site will adhere to the standards of Section 5-1504, lighting and glare standards, which requires that all sources of glare not cause illumination in excess of 0.25 foot candles above background light levels measured at the boundary of the property.

TRANSPORTATION

The community center use is not anticipated to generate many additional trips above the background traffic volumes. As the community center is located centrally to the residential community and is expected to be for the private use of the residents, it is not anticipated to generate any additional traffic within the community traffic. In addition, because of its central location, and the fact that it is linked into a pedestrian network of sidewalks along both public and private streets, it is likely that many people will choose to walk to the facility rather than drive.

Staff notes that there was no need for a road contribution with this application because the road network was designed to handle the traffic generated by the residential units, and the application is not adding trips.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 of the Revised 1993 Zoning Ordinance states "In considering a Special Exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or Special Exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":

- | | |
|-----------------|---|
| <u>Standard</u> | <i>Whether the proposed Special Exception is consistent with the Comprehensive Plan.</i> |
| <u>Analysis</u> | The proposed community center use contributes to the civic use component for Business Communities as called for in the policies of the <u>Revised General Plan</u> . |
| <u>Standard</u> | <i>Whether the proposed Special Exception will adequately provide for safety from fire hazards and have effective measures of fire control.</i> |
| <u>Analysis</u> | The proposed facility will be constructed to meet required fire safety codes. Fire protection and rescue services will be provided by the volunteer companies serving the area. |
| <u>Standard</u> | <i>Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.</i> |
| <u>Analysis</u> | The HOA will control the facility and its use and can set regulations regarding hours of operation, the use of the facility for parties, and any other potential noise generating uses of the facility. |
| <u>Standard</u> | <i>Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.</i> |